

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

8/10/2023 9:15 AM

Project Name

Furxhi Subdivision at 5101 S Shields
CDR230060

Applicant

Orges and Julie Furxhi, Owners
901-337-2704
orgesfurxhi@gmail.com, juliefurxhi@gmail.com

Description

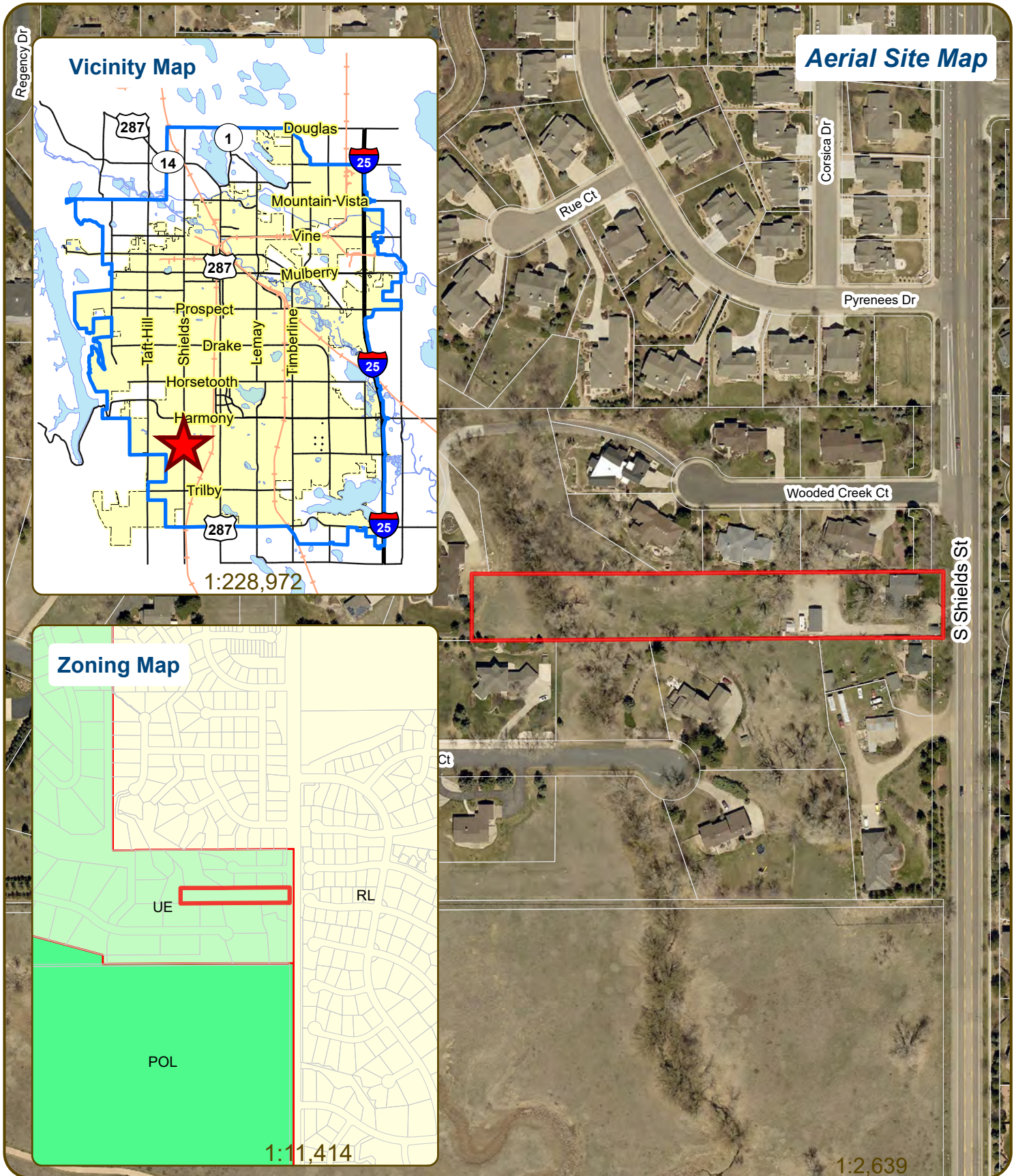
This is a request to subdivide the existing parcel and construct at least one new dwelling unit at 5101 S Shields St. (parcel # 9603100013). The applicant is proposing to subdivide the existing 2.08 acre lot and build at least one new dwelling unit on the newly created lot. Access is taken from S Shields St to the east. The site is approximately 0.48 miles south of W Harmony Rd and directly west of S Shields St. The property is within the Urban Estate District (U-E) zone district and the project would be subject to Minor Subdivision Review, Administrative (Type 1) Review.

Planner: Katelyn Puga

Engineer: Tim Dinger

DRC: Tenae Beane

Furxhi Subdivision at 5101 S Shields Single Family Residential



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Description of Proposal

Option 1:

Split existing parcel# 9603100013 (~2 acres) into two parcels

Parcel 1: Existing house on 5101 S Shields St with sufficient back yard as required by code, or more. Demolish the current garage structure.

Parcel 2: The rest of the property. Access on Shields from "Wooded Creek Lane" (as it shows up on google maps)

- Build a primary home on parcel 2 of approximate size 3800 sq. ft. footprint, (70ftx55ft)
- Build an in-ground pool, 16ftx30ft.
- Build an ADU (two bedroom) next to the pool or further down on the property of approximately 900 sq.ft.

Impervious Area: 3800 (house)+900(ADU)+ 480(pool) + 500 (patio) + 1000 (patio) = 6680 sq.ft

New roads: gravel

Option 2.

On the current parcel,

- Leave primary house on 5101 S Shields as is.
- Demolish the current garage structure.
- Build a second primary home of approximate size 3800 sq. ft. footprint, (70ftx55ft)
- Build an in-ground pool, 16ftx30ft.
- Build an ADU (two bedroom) next to the pool or further down on the property of approximately 900 sq.ft.

Impervious Area: 3800 (house)+900(ADU)+ 480(pool) + 500 (patio) + 1000 (patio) = 6680 sq.ft

New roads: gravel

Option 3.

On the current parcel,

- Leave primary house on 5101 S Shields as is.
- Demolish the current garage structure.
- Build a second primary home of approximate size 3800 sq. ft. footprint, (70ftx55ft)
- Build an in-ground pool, 16ftx30ft.

Impervious Area: 3800 (house)+ 480(pool) + 500 (patio) + 1000 (patio) = 5780 sq.ft

New roads: gravel

Option 4.

On the current parcel,

- Leave primary house and garage as is
- Build an in-ground pool, 16ftx30ft.
- Build an ADU (two bedroom) next to the pool or further down on the property of approximately 900 sq.ft.

Impervious Area: 900(ADU)+ 480(pool) + 500 (patio) = 1880 sq.ft

New roads: gravel

Notes/Questions:

The current primary house with address 5101 S Shields St. is on septic.

Is it possible to build in steps, ADU then pool then primary, etc...?

Additional Information
Conceptual Review
5101 S Shields

Appointment: 9:15 am on August 10th

Option 1

- Split existing parcel# 9603100013 (~2 acres) into two parcels
- Parcel 1: Existing house on 5101 S Shields St with sufficient back yard as required by code, or more. Demolish the current garage structure.
- Parcel 2: The rest of the property. Access on Shields from “Wooded Creek Lane” (as it shows up on google maps)
 - Build a primary home on parcel 2 of approximate size 3800 sq. ft. footprint, (70ftx55ft)
 - Build an in-ground pool, 16ftx30ft.
 - Build an ADU (two bedroom) next to the pool or further down on the property of approximately 900 sq.ft.
- Impervious Area: 3800 (house)+900(ADU)+ 480(pool) + 500 (patio) + 1000 (patio) = 6680 sq.ft
- New roads: gravel
- The top floor of the new house is level with the current garage level.
- The garage is located on the top floor of the new house

Option 1, Top View, with pool house/ADU close to the pool



Option 1, Top View, with pool house/ADU further down.



Option 1, Looking toward North, with pool house/ADU close to the pool



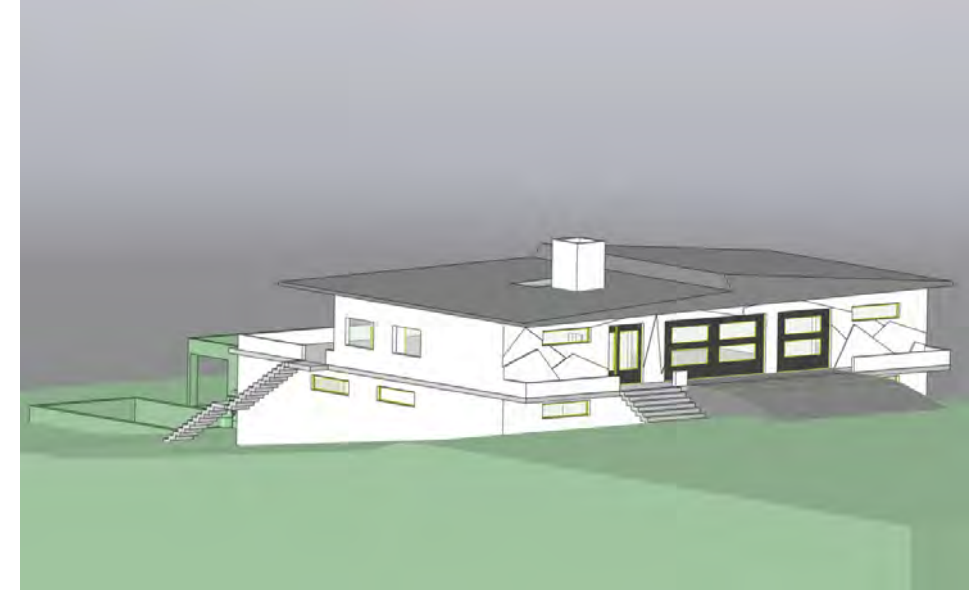
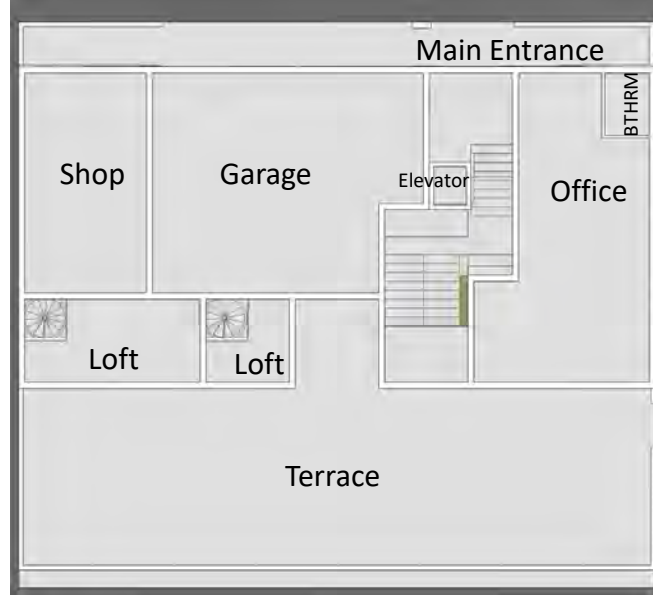
Option 1, Looking toward East, with pool house/ADU close to the pool



Concept views of the new house and some details

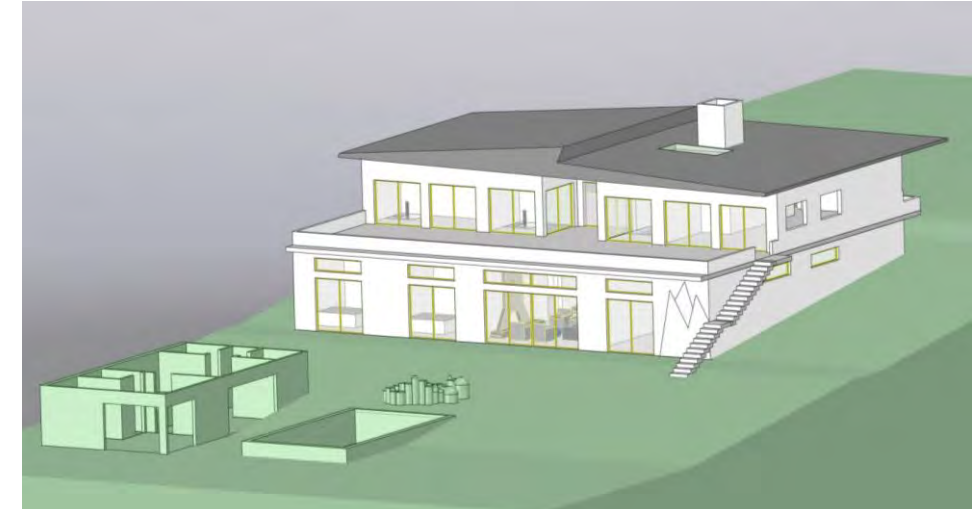
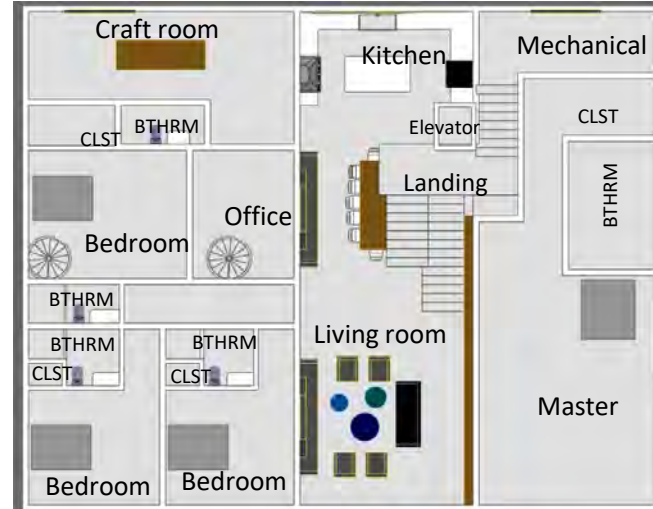
- The top floor of the new house is level with the current garage level.
- The garage is located on the top floor of the new house
- Top floor
 - Garage
 - Office (with bathroom)
 - Shop
 - Lofts (bottom floor office and guest bedroom have access to lofts)
 - Terrace

Top Floor



- Bottom floor
 - Master
 - 3 bedrooms (bathrooms in each)
 - Office
 - Large pantry/craft room (with bathroom)
 - Living room and kitchen
 - Mechanical room

Bottom Floor



Option 2

- On the current parcel,
 - Leave primary house on 5101 S Shields as is.
 - Demolish the current garage structure.
 - Build a second primary home of approximate size 3800 sq. ft. footprint, (70ftx55ft)
 - Build an in-ground pool, 16ftx30ft.
 - Build an ADU (two bedroom) next to the pool or further down on the property of approximately 900 sq.ft.
- Impervious Area: $3800 \text{ (house)} + 900 \text{ (ADU)} + 480 \text{ (pool)} + 500 \text{ (patio)} + 1000 \text{ (patio)} = 6680 \text{ sq.ft}$
- New roads: gravel

Option 2, Top View, with pool house/ADU close to the pool



Option 2, Top View, with pool house/ADU further down.



Option 2, Looking toward North, with pool house/ADU close to the pool



Option 2, Looking toward East, with pool house/ADU close to the pool



Option 3

- On the current parcel,
 - Leave primary house on 5101 S Shields as is.
 - Demolish the current garage structure.
 - Build a second primary home of approximate size 3800 sq. ft. footprint, (70ftx55ft)
 - Build an in-ground pool, 16ftx30ft.
- Impervious Area: $3800 \text{ (house)} + 480 \text{ (pool)} + 500 \text{ (patio)} + 1000 \text{ (patio)} = 5780 \text{ sq.ft}$
- New roads: gravel

Option 3, Top View, with pool house/ADU close to the pool



Option 3, Looking toward North, with pool house/ADU close to the pool



Option 3, Looking toward East, with pool house/ADU close to the pool



Option 4

- On the current parcel,
 - Leave primary house and garage as is
 - Build an in-ground pool, 16ftx30ft.
 - Build an ADU (two bedroom) next to the pool or further down on the property of approximately 900 sq.ft.
- Impervious Area: $900(\text{ADU}) + 480(\text{pool}) + 500(\text{patio}) = 1880 \text{ sq.ft}$
- New roads: gravel

Option 4, Top View, with pool house/ADU close to the pool, and multiple pool locations.



Option 4, Top View, with pool house/ADU further down and multiple pool locations.

